



# **Meadows MUD Strategic Partnership Agreement**

---

**Charlie Rosendahl  
Interim Director  
Development Services  
October 21, 2025  
File ID: 25-1219**



# Background

## **Municipal Utility District (MUD)**

- Special-purpose district created to provide essential services such as water, wastewater, and drainage to areas outside city limits.

## **Meadows MUD History**

- April 2020- City received a petition for consent to the creation of the MUD.
- August 2020- City consented to creating the MUD and approved a development agreement and required a strategic partnership agreement (SPA).
- January 2022- First amendment to development agreement to add a Fire Services agreement.
- June 2024- Held public hearings and adopted the SPA.
- October 2024- 1st MUD petition for consent to annexation of additional land.
- January 2025- Amended Development Agreement.
- February 2025- Held public hearings and adopted an amended SPA.
- April 2025- Received a petition to include 19.62 acres into the MUD.



# Meadows MUD

1026-acre mixed-use development

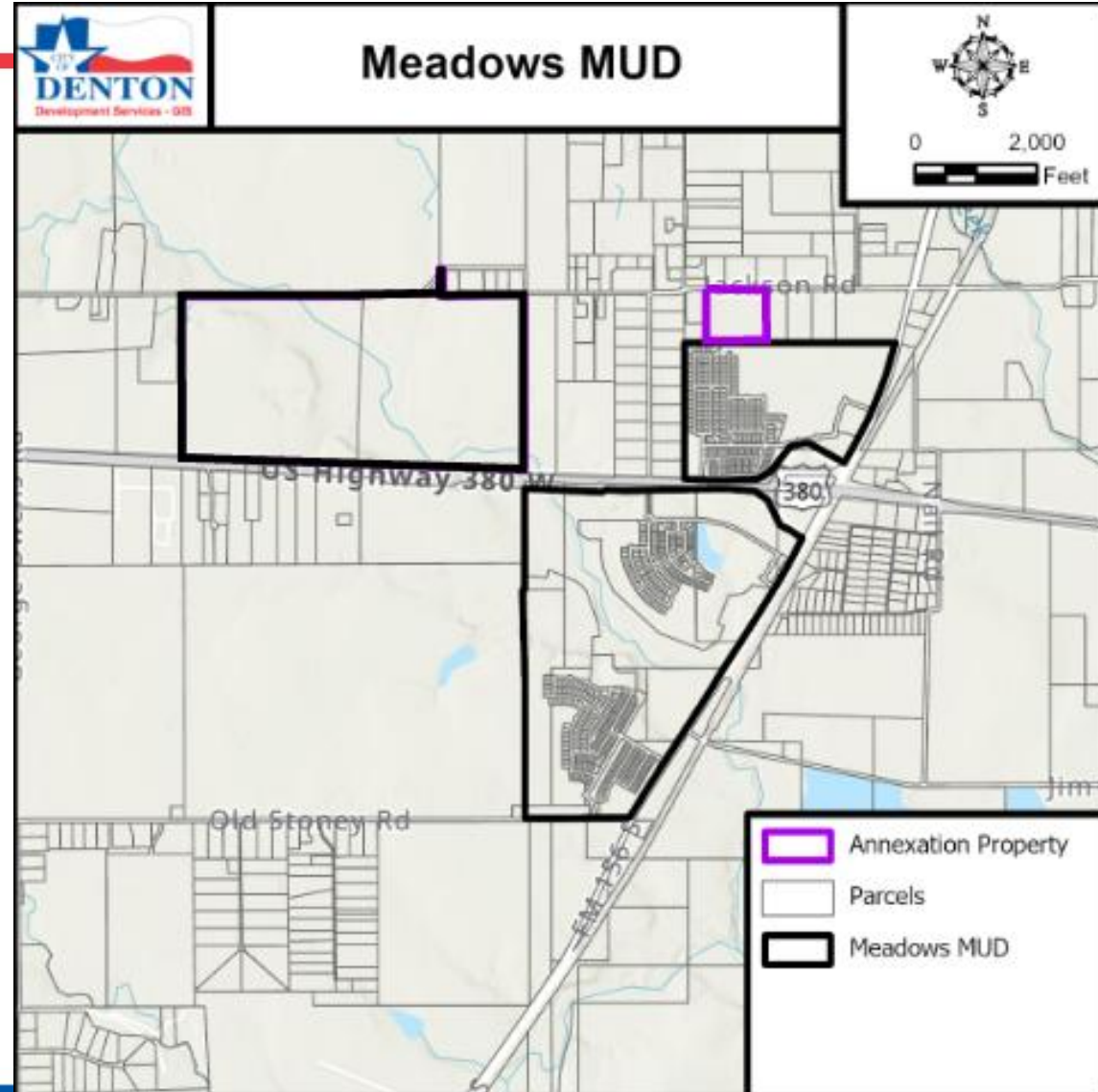
- 2,802 single-family lots
- 21 multifamily acres
- 27 commercial acres

## Timeline

- Single Family: In construction
- Multifamily: 2-3 year buildout
- Commercial: Lots selling now



10/21/2025



File ID: 25-1219

3

# Strategic Partnership Agreement

- Initiated by Development Agreement and requires amendment to accommodate additional acreage.
- Requires 2 public hearings by each the City and MUD for adoption of the agreement.
  - This is the 1<sup>st</sup> public hearing.
  - 2<sup>nd</sup> public hearing is planned for December 2.
- Limited Purpose Annexation
  - Allows the City to collect sales tax on this property, which otherwise would not be collected.
  - 50% of the taxes collected go to the MUD.
  - Est. \$14.3M of retail sales tax (\$7.15M City; \$7.15M Meadows MUD) over 30 years.
  - Limited to commercial property and connections to commercial property.



# Questions?

**Charlie Rosendahl**  
**Interim Director**  
**Development Services**

